



DATE: October 11, 2023

To: Reviewing Agencies

From: Julee Olander

Subject: WMPA23-0003, WRZA23-0003 & WDCA23-0003 (Sutcliffe Community Area Modifier)

Washoe County is initiating a master plan and regulatory zoning amendment along with a development code update for 7 parcels in the Sutcliffe area- APNs: 079-230-01-04, 06, 07 & 11. Currently, 2 two parcels (APNs: 079-230-01 & 6) do not have master plan and zoning designations and this amendment will correct that error. Additionally, staff is recommending to sunset the Crosby Lodge Specific Plan and to add the Sutcliffe Community Area Modifier to the development code, Article 222, Truckee Canyon.

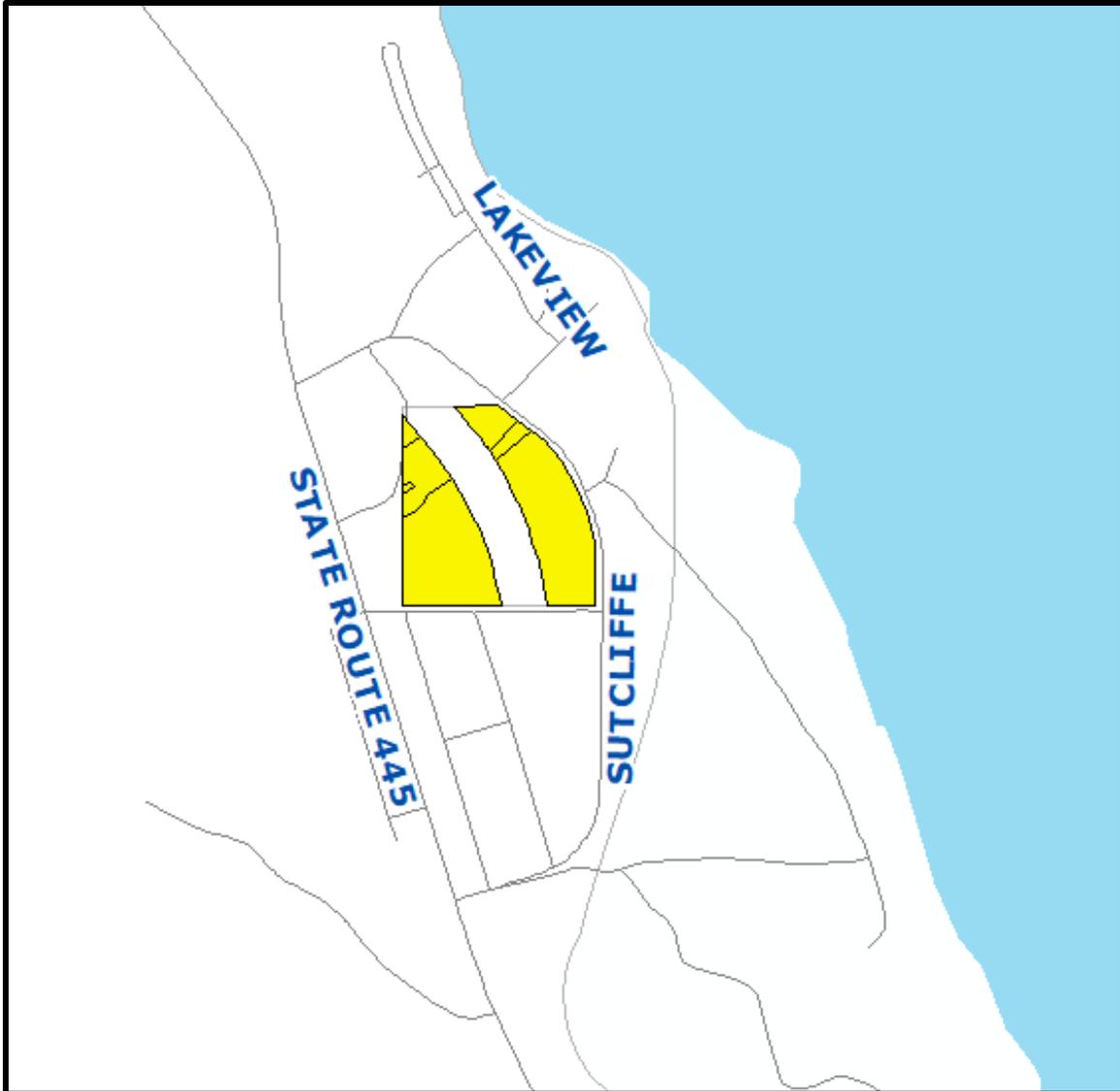
This memo is to inform you of the proposed changes. Please let me know if you have any comments and/or questions. Following is the proposed update to the development code.

110.222.20 Sutcliffe Community Area Modifier. The purpose of this section is to establish regulations to promote development within a specific area of the Sutcliffe community.

- (a) Applicability. The highlighted areas shown on the Sutcliffe Community Area Location Map 110.222.20.1, delineates all parcels within the Sutcliffe Community Area.

Map 110.222.20.1

SUTCLIFFE COMMUNITY AREA LOCATION MAP



Source: Washoe County Department of Community Development.

- (b) Development Standards. The parcels within the Sutcliffe Community Area will meet all Neighborhood Commercial (NC) regulatory zoning development requirements except for the following:
- (1) Building Placement Standards. Setbacks for structures shall be ten (10) feet for the front, rear and sides yards.
 - (2) Height Limitation. The maximum height shall be 45 feet.
 - (3) Density and Intensity Standards. There shall be no maximum number of units allowed per acre.

- (4) Lot Standards. Parcels shall be subject to the minimum lot size and the minimum lot width as set forth in Article 404, Lot Standards, for the regulatory zone for Neighborhood Commercial (NC).
- (c) Allowed Uses. In addition to the regulations of the Neighborhood Commercial (NC) Regulatory Zone described in Article 302, Allowed Uses, the following land uses shall be allowed by right:
 - (1) Residential Use Types
 - a. Single Family, Detached;
 - b. Single Family, Attached;
 - c. Attached Accessory Dwelling;
 - d. Detached Accessory Dwelling; and
 - e. Manufactured Home Parks
 - (2) Commercial Use Type:
 - a. Automotive Repair;
 - b. Bed and Breakfast Inns;
 - c. Commercial Campground Facilities/RV Park;
 - d. Destination Resort;
 - e. Equipment Repair and Sales;
 - f. Hotels & Motels;
 - g. Retail Store (Specialty);
 - h. Recreational Vehicle Park; and
 - i. Storage Operable Vehicle (boat/RV/vehicle storage).